

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF SAN ANTONIO HELD IN
THE COUNCIL CHAMBER, CITY HALL, ON
THURSDAY, MAY 15, 1969, AT 8:30 A.M.

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The meeting was called to order by the presiding officer, Mayor W. W. McAllister, with the following members present: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; ABSENT: None.

69-23 The invocation was given by Reverend Oliver Berglund, Pastor of Ascension Lutheran Church.

The minutes of April 10 and April 24, 1969 City Council Meeting were approved.

The minutes of April 17 and May 1st were approved as corrected.

69-23 ZONING HEARING:

a. First zoning case 3474 scheduled to be heard was postponed until later in the meeting because the applicant was not present.

b. Next heard was Zoning Case 3589 to rezone Lot 25, Blk. 110, NCB 7995 from "B" Duplex Residential District to "B-2" Business District, located southwest of the intersection of Southcross Boulevard and 120⁰ on Ella Street.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. Jesus C. Montalvo, the applicant, stated that the rezoning was for a purpose of operating a neighborhood food to go store. No beer will be sold.

Dr. Nielsen felt that this was strictly a case of spot zoning as the area surrounding the subject property was all "B-2".

In answer to questions from the Council, Mr. Montalvo stated he intended to erect a small building approximately 20' x 16' on the property. He would demolish the structure existing on the property now. The lot is too small for a duplex. He would maintain the property so that it would be a benefit to the neighborhood. Southcross is a heavily travelled thoroughfare.

Mr. Montalvo stated that there was property across from the subject property that looked like a junk yard and there are other small businesses in the neighborhood. He stated that he intended to spend approximately \$3,000.00 on the structure.

Mr. Burt Lawrence stated that there are nice homes in the immediate area and two blocks away is a new subdivision.

No one spoke in opposition.

Mr. Torres suggested that since the applicant wants to make the area nicer by building a new structure, he felt that a man ought to be able to make the best use of his land. He favored a two week postponement in order that Mr. Montalvo get all the neighbors in the immediate vicinity to sign a petition favoring the rezoning.

Dr. Nielsen made a motion to overrule the recommendation of the Planning Commission and deny the rezoning. Seconded by Mr. Trevino, the motion prevailed by the following vote: AYES: McAllister, Calderon, Cockrell, Nielsen, Trevino, Hill; NAYS: Burke, James, Torres; ABSENT: None..

b. Next heard was Zoning Case 3599 to rezone Lot 27, NCB 11952 from "E" and "B-1" Business Districts to "B-2" Business District, located northeast of the intersection of Chulie Drive and Jones-Maltsberger; having 182.08' on Chulie, 587.64' on Jones-Maltsberger Road and 101.35' on Hallmark Drive.

Lot 28, NCB 11952 from "E" Office and "B-1" Business District to "B-3" Business District, located on the south side of Hallmark Drive 101.35' east of Jones-Maltsberger Road; having 176.26' on Hallmark Drive and a depth of 480'.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. Burt Lawrence pointed out those that had been in opposition to the original request which was for "I-1" zoning on the entire tract, however, the request has been amended and the present request is for "B-3" Business and "B-2" Business Districts.

Mr. Dan C. Crow, the applicant, stated if the request for rezoning was granted, the property would be used for custom made manufacturing company and retail outfit as well as a wholesale warehouse store.

Mayor McAllister stated that he was against anything not residential on the portion of the property that faces Jones-Maltsberger Road.

In answer to questions from various councilmen, he stated he did not have the plans with him but could have his partner bring them in later in the morning and again explained that the original request for "I-1" Industrial had been completely abandoned.

session

May 15, 1969

Mr. Crow stated the nearest "B-2" Business District property was within two blocks of the subject property and also there was property zoned "B-3" South of the subject property within three or four blocks.

No one spoke in opposition.

After further consideration by the Council, on motion of Dr. Nielsen seconded by Mr. Torres, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: McAllister, Calderon.

AN ORDINANCE 37,480

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 27, NCB 11952 FROM "E" AND "B-1" TO "B-2" AND LOT 28, NCB 11952 FROM "E" AND "B-1" TO "B-3".

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c. Next heard was Zoning Case 3474 to rezone Lots 24, 25, 26 and 27, Blk. 16, NCB 9002 from "B" Duplex Residential District to "R-3" Apartment District, located southwest of the intersection of Contour Drive (east, west) and Contour Drive (north, south); having 250.56' on Contour Drive (east, west) and 121.30' on Contour Drive (north, south).

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. Henry Talbot spoke in opposition to the rezoning. He stated this was a very quiet and lovely neighborhood. Most of the people were retired. If this is changed to "R-3", it will increase the traffic and devalue their property.

Mr. Robert H. Mullins, the applicant, was not present.

After discussion by the Council, Dr. Calderon made a motion to overrule the recommendation of the Planning Commission and deny the request for rezoning. Seconded by Dr. Nielsen, the motion prevailed by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; ABSENT: None.

d. Next heard was Zoning Case 3602 to rezone Lot 27, NCB 3030 from "D" Apartment District to "B-2" Business District, located northwest of the intersection of W. French Place and Blanco Road; having 147.8' on West French Place and 141.05' on Blanco Road.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. Bill M. Doyle, the applicant, explained that the request for rezoning is necessary in order to build a small neighborhood shopping center consisting of a drive-in grocery, beauty shop, and washateria. He felt that this would benefit the neighborhood as the nearest drive-in grocery was a mile away and this was the type of apartment house neighborhood where the people did not own laundry machines.

No one spoke in opposition.

After further discussion, Mr. Torres made a motion to uphold the recommendation of the Planning Commission and grant the rezoning. Seconded by Mr. Hill, the motion failed by the following vote: AYES: Burke, Nielsen, Hill, Torres; NAYS: McAllister, Calderon, James, Cockrell, Trevino; ABSENT: None.

e. Next heard was Zoning Case 3603 to rezone Lot 39, Blk. 3, NCB 965 from "D" Apartment District to "B-3" Business District, located on the west side of North Alamo Street 300' north of Casa Blanca Street; having 50' on North Alamo Street and a depth of 125.5'.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, on motion of Dr. Calderon, seconded by Mrs. Cockrell, the recommendation of the Planning Commission was approved by passage of the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino; NAYS: None; ABSENT: None.

AN ORDINANCE 37,481

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY DES-
CRIBED HEREIN AS LOT 39, BLK. 3, NCB
965 FROM "D" APARTMENT TO "B-3" BUSINESS
DISTRICT.

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May 15, 1969

69-23 Mayor McAllister was obliged to leave the meeting and Mayor Pro-Tem Cockrell presided.

f. Next heard was Zoning Case 3604 to rezone Lot 15, NCB 7531 (15.0 acres) from "B" Duplex Residential District to "R-3" Multiple Family District, located on the west side of Cupples Road between Emerson Avenue and Roselawn Road; having 741.22' on Cupples Road 472.95 feet on Emerson Avenue and 751.39' on Roselawn Road.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

Mr. Solomon Casseb, attorney representing the applicant, explained that the purpose of this request for rezoning was to construct an apartment complex of approximately 200 units. These will be one, two and three bedroom apartments to serve the low and middle income clientele.

In answer to questions from the Council, Mr. Casseb stated his client was agreeable to erecting a fence on the North property line of the subject property and that there would be one and a half parking spaces for each apartment unit.

No one spoke in opposition.

Mr. Torres made a motion to approve the recommendation of the Planning Commission subject to the erection of a six-foot solid screen fence along the north property line. Seconded by Mr. Hill, the following ordinance was passed and approved by the following vote: AYES: Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 37,482

AMENDING CHAPTER 42 OF THE CITY CODE
THAT CONSTITUTES THE COMPREHENSIVE
ZONING ORDINANCE OF THE CITY OF SAN
ANTONIO BY CHANGING THE CLASSIFICATION
AND REZONING OF CERTAIN PROPERTY DES-
CRIBED HEREIN AS LOT 15, NCB 7531 (15.01
ACRES) FROM "B" DUPLEX RESIDENTIAL
DISTRICT TO "R-3" MULTIPLE FAMILY DISTRICT.

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g. Next heard was Zoning Case 3614 to rezone Lot 8, Blk. 2, NCB 14132 from "A" Single Family Residential and "Temp. " "R-1" Single Family Residential District to "R-6" Townhouse District, located on the west side of Whisper Valley Drive, 135' southwest of Whisper Ridge Drive; having 1187.75' on Whisper Valley Drive and a maximum depth of 145.54'.

270
Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, on motion of Dr. Calderon, seconded by Mr. Hill, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: McAllister.

AN ORDINANCE 37,483

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 8, BLK. 2, NCB 14132 FROM "A" SINGLE FAMILY RESIDENTIAL AND "TEMP. R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "R-6" TOWNHOUSE DISTRICT.

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69-23
meeting.

Mayor McAllister returned and presided over the

h. Next heard was Zoning Case 3618 to rezone Lot 4, Blk. 3-A, NCB 11954 from "A" Single Family Residential District to "I-1" Light Industry District, located on the south side of Hallmark Drive, 150.2' west of Eastern Avenue; having 150.2' on Hallmark Drive and a depth of 290'.

Mr. Burt Lawrence, Assistant Planning Director, explained the proposed change which the Planning Commission recommended be approved by the City Council.

No one spoke in opposition.

After consideration, on motion of Dr. Calderon, seconded by Mr. Trevino, the recommendation of the Planning Commission was approved by passage of the following ordinance by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 37,484

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION

AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS LOT 4, BLK. 3-A, NCB 11954 ROM "A" SINGLE FAMILY RESIDENTIAL DISTRICT TO "I-1" LIGHT INDUSTRY DISTRICT.

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69-23 Mr. John Brooks, Purchasing Agent, briefed the Council on the following ordinance and on motion of Dr. Calderon, seconded by Mr. Trevino, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 37,485

ACCEPTING THE PROPOSAL OF AND MANIFESTING A CONTRACT WITH A. J. MONIER & CO., INC. FOR THE MAINTENANCE OF THE HEATING AND AIR CONDITIONING SYSTEM LOCATED AT THE MAIN LIBRARY BUILDING, SAN ANTONIO, TEXAS FOR A ONE-YEAR PERIOD COMMENCING ON DATE OF ACCEPTANCE BY THE CITY COUNCIL - TOTAL OF \$6,507.00.

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69-23 The Clerk read the following proposed ordinance:

AN ORDINANCE

AUTHORIZING THE CITY MANAGER TO EXECUTE SAN ANTONIO INTERNATIONAL AIRPORT LEASE NO. 337 WITH WILLIAM B. MATTHEWS, LESSEE AND CONSENTING TO THE SUBLEASE AND ASSIGNMENT OF THE PREMISES.

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Mr. Tom Raffety, Aviation Director, explained that the lease would be for approximately 27,000 sq. ft. of land for a term of twenty-five years. The rental rate would be .04 per sq. ft., plus economic adjustment. The property would be used for airplane parts and sales business. The proposed ordinance authorizes sublease from Western Aero Supply Company with an assignment for a five-year period.

The lessee would erect a warehouse-type building on the property.

After discussion by the Council, the proposed ordinance was postponed in order that the Aviation Director could negotiate this lease for a much shorter term at most a fifteen-year lease.

69-23 Members of the Administrative Staff briefed the Council on the following ordinances and on motion made and duly seconded were each passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 37,486

MANIFESTING AN AGREEMENT WITH EASTERN AIRLINES, INC. FOR CARPET MAINTENANCE BY THE CITY AT SAN ANTONIO INTERNATIONAL AIRPORT.

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AN ORDINANCE 37,487

MANIFESTING AN AGREEMENT WITH AMISTAD AIRLINES, INC. TO EXTEND SAN ANTONIO INTERNATIONAL AIRPORT LEASE NO. 30-5 FOR ONE YEAR.

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69-23 The Clerk read the following ordinance:

AN ORDINANCE 37,488

DETERMINING THAT THE PREMISES LOCATED AT 220 ALTA VISTA CONTAINS OR CONSTITUTES A CONDITION WHICH IS DEEMED A NUISANCE, A FIRE, HEALTH AND SAFETY HAZARD, AND DIRECTING THE CITY ATTORNEY TO FILE SUIT IN A COURT OF COMPETENT JURISDICTION TO HAVE THE NUISANCE ON SAID PREMISES ABATED AND TO HAVE THE COST OF SUCH PROCEEDINGS AND ABATEMENT ASSESSED AGAINST THE OWNERS OF SAID PREMISES.

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Mr. George Vann, Director of Housing and Inspections, stated that the property is owned by Anita Segovia who has been notified by certified mail of the hearing this morning.

He stated this is a vacant one story wooden residence structure in a rundown, decayed and damaged condition. He presented pictures of the structure for the Council's consideration. He then reviewed the efforts to have the hazard alleviated and recommended that the Council find the property to be a nuisance, a fire hazard and a hazard to the public health and safety in accordance with the Dangerous Premises Ordinance.

Neither the owner or her representative was present.

May 15, 1969

After consideration, on motion of Mr. Trevino, seconded by Mr. Hill, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill; NAYS: None; ABSENT: Torres.

69-23 Mr. Bob Frazer, Director of Parks and Recreation, briefed the Council on the following ordinances and on motion made and duly seconded were each passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 37,489

AUTHORIZING A ONE-YEAR CONTRACT WITH GORDON W. HUDSON III, FOR USE OF A PORTION OF THE BEAUTIFIED SECTION OF THE SAN ANTONIO RIVER IN CONJUNCTION WITH A RESTAURANT OPERATION.

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AN ORDINANCE 37,490

AMENDING TWO CONCESSION CONTRACTS HELD BY PHILIP J. SHERIDAN BY INCREASING THE PRICES OF SEVERAL MENU ITEMS.

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69-23 Mr. Sam Granata, Public Works Director, briefed the Council on the following ordinance and on motion of Dr. Calderon, seconded by Mr. Trevino, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

AN ORDINANCE 37,491

AUTHORIZING THE CITY MANAGER OR HIS DESIGNATED REPRESENTATIVE TO ENTER INTO AN AGREEMENT WITH LO-VACA GATHERING COMPANY FOR THE CASING AND LOWERING OF ITS NORTH JUNCTION-FRIO 16 INCH GAS LINE UNDER WESTERN AVENUE IN CONNECTION WITH THE U.S. 281 NORTH EXPRESSWAY PROJECT, THE COST OF SUCH WORK TO BE BORNE BY CITY.

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69-23 The Clerk read the following Ordinance:

AN ORDINANCE 37,492

AUTHORIZING PAYMENT OF THE SUM OF \$3,000 AS THE LOCAL SHARE OF THE TEXAS A & M CONTINUING EDUCATION AND URBAN EXTENSION PROGRAM IN CONNECTION WITH THE MODEL CITIES PROGRAM.

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May 15, 1969

After discussion on motion of Mr. Trevino, seconded by Mr. Hill, the ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None; ABSENT: None.

69-23

The Clerk read the following Ordinance:

AN ORDINANCE

APPOINTING COUNCILMAN ED H. HILL AS A MEMBER OF THE BOARD OF FIREMEN, POLICEMEN, AND FIRE ALARM OPERATORS PENSION FUND.

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Dr. Calderon made a motion to approve the Ordinance, seconded by Mr. James.

At the request of Councilman Torres, the Council postponed action on the Ordinance until next week.

Mayor McAllister: With the consent of the Council, I see Col. Bumpas is here. He represents the property owners who had an application for use of certain property and I don't think that it was adversely acted on by the Council last week. I have heard from the statement about it and I'm inclined to feel there's merit in the application and I'd like, with the consent of the Council, to have Col. Bumpas bring that up. Mr. Lawrence or Mr. Taylor are you prepared to talk about this? What I'm talking about is this request for zoning off of Somerset Road for a junkyard.

Mr. Henckel: Mr. Mayor, this was handled by Mr. Vann last week and he's prepared to comment on it. We have also sent a copy of a memorandum to the Council prepared by Mr. Taylor which pertains to salvage yards in general. The Council asked for our comments on it last week when this matter was brought before the Council. It gives you our thoughts. The Council asked for a review of some type of control. Basically our ordinance provides that if a salvage yard is properly zoned, before they can operate they need to get a permit from the Council. This is why the gentleman appeared last week. As I recall, the motion was made not to approve it. It was approved, and the permit denied.

Mayor McAllister: Did Col. Bumpas or someone explain?

Mr. Henckel: Yes, sir. He was present last week.

Dr. Calderon: Mr. Mayor, I would certainly be agreeable to reconsider. There are some other people here who expect similar requests. Last time I did not, in fact, none of us knew the exact location. There were no maps shown as to the lot in question. So I think it would be pertinent at this time, if we are to discuss it, to be shown a map as to the location of this property so that we can more intelligently determine one way or another.

Mayor McAllister: Mr. Vann, could you shed some light?

Mr. Vann: First of all, I do not have a map with me. I'm sure the Planning Department does have a map showing this particular area. However, the area is in the Quintana Road, south San Antonio, Kelly Field area.

Mr. Henckel: We'll get a section map from Engineering. What's the legal description.

Mr. Vann: 182 Fay Street. There are quite a few salvage yards, junkyards and wrecking yards in this particular area, around Somerset Road where Somerset goes into Military Highway. Fay Avenue, Quintana Road, Nogolitos, Highway 81 South going to Laredo in that particular area in there. It was the old Meg's Restaurant years ago.

May 15, 1969

376

Mayor McAllister: I share the feeling of the Council with regard to the undesirableness of junkyards, especially as they are operating today. My point was that Col. Bumpas stated that his applicant would build an 8-foot solid fence, completely around the property and set the fence back some distance from the street. Is that right Col.? Will you step forward and say what you are proposing?

Col. Bumpas: My client will agree to set back any reasonable distance from the property line.

Mayor McAllister: Will he want to build some improvements, put some improvements in front of the fence?

Col. Bumpas: The fence alone would be it. There will be a small office, possibly on it, and they will hardtop the area so they can store cars and not have water standing around such as now.

Mr. Torres: Well, this is the same thing you told us last week, isn't it. You also said there are some residences in the immediate vicinity. Is that right?

Col. Bumpas: Across the street, and there's one in the middle of the block.

Mayor McAllister: Did they object?

Mr. Burke: It wasn't a regular hearing, Mr. Mayor. It was just an application.

Col. Bumpas: The owner of the property in the middle of this block is also the owner of the lumber yard up on the corner which is zoned L, same as this lot.

Mr. Henckel: Let me point out to the Council that this is not a zoning issue. It is properly zoned. The question is the permit that the ordinance requires to be issued by the Council for a salvage operation in this zone. This is why there was no public hearing.

Mr. Hill: Mr. Mayor, this is not a salvage operation per se. As it was presented last week, this is when a car is wrecked, totally washed out, they put it in there until the insurance and everything is settled. Then they put them up for bid and then the cars are moved out to whatever junk outfit buys them. This is an insurance clearing house, so to speak, properly zoned. They agreed to put a fence around it. I voted against it because I thought this was what it was. I mean I voted against what the Council voted because I thought this was proper.

Mr. Trevino: In cases where you are waiting for the procedure of the insurance companies to go through. In the meantime you might accumulate 4 or 5 of these cars and one person bids on 5 or maybe 10.

Col. Bumpas: Each week as they come in they're sent out but they're not put out for bid until all court action is settled. This may take six months to a year. But, as soon as this is done, they put it out.

Mr. Trevino: In the meantime you can accumulate 20 or . . .

Col. Bumpas: But, there won't be any stacking of cars. They have to be so an insurance man could go around and take pictures and any witnesses and so forth.

Dr. Nielsen: Mr. Mayor, my objection was that there are residences across the street. It may be zoned and they have already used up their present location. It's so full you've got to expand somewhere. Would it be possible to move to an area where there are not residences right across the street?

Col. Bumpas: That might be, but all of this area is zoned L and when they get the opportunity, they will sell. Or, they wouldn't have gone along with the zoning to start with. Most of that property across the street is for sale. If I could find a man to purchase it, it would be on the market in the morning.

Dr. Nielsen: I don't think we'd have the same type of problem with this stuff accumulating, but when there are people living there.

Col. Bumpas: It runs off Laredo Highway on the west and the east over to Somerset and east of the railroad.

Mayor McAllister: My feeling about the matter was that it was zoned where it could be used for a junkyard. It merely had to have our permission. We've got a lot of junkyards that are very objectionable. Here is a use where they're going to put a solid screen fence up and it might be an inducement to others to do the same.

Mr. Trevino: The reason for this, Mr. Mayor is because the other site is already full. In other words, they are overflowing and they would have to go into this one. Okay, so this will overflow.

Col. Bumpas: No, it's got three acres.

Mr. Torres: There is such a thing, I think it is a matter of philosophy in this situation that we are not only concerned with the matter of residences, but I think we ought to be concerned with the matter of oversaturation of a particular nuisance. I think we've got to recognize that there are some nuisances, like junkyards that we have to live with. There have to be areas in the city say of less dense areas where we are going to have to place these junkyards and salvage operations, I'm sure. I certainly would be amenable to an

application for say a not-so-densely-populated area, an area where you don't have many, many junkyards and salvage operations. I would be amenable to granting a permit such as you are seeking here. However, I would want to point to the fact that you do have an oversaturation in that particular location and secondly, and more important than anything else, although you do not have many residences in the area, that is a heavily traveled area of the city. You do have housing developments over towards Palo Alto and you have housing developments just south of that immediate area. The Council had a townhall meeting at Kennedy High School in November of 1967. I remember a Mrs. Joe Castillo who lives at 836 Staten Drive. Mrs. Castillo, as I recall, complained of the large number of junkyards in the area. As I recall, the Council commitment to her and other residents at the time was that we are not going to permit the creation of more junkyards in the area. Furthermore, we are going to do what we can to see that those that are presently there are eliminated. Now, the elimination of those that are there is a difficult task. But certainly when we come up with a problem like we have here, Col. Bumpas, I think we have to honor a commitment. As I recall, there was a commitment that the Council made to a number of citizens in that particular area.

Col. Bumpas: Well, in this particular case, you have Kelly Field on the west. It is all zoned L and LL. All the way out to Military Drive. If you'll remember, all this had been developed into commercial zoning and all of this will be moved out. There's nothing on that street between Somerset Road and the railroad. And anything, we'll say south of the railroad is industrial at this time.

Dr. Nielsen: Commercial industrial is one thing, and salvage and junkyards are another thing.

Col. Bumpas: This is a salvage operation. There is 6 or 8 in this immediate area and what he's trying to do is move it from where he is out in the area where these people are. It's convenient for them to bid and move them out. He is willing to meet any requirements to make this a place you can live with because it would be to his convenience. Where he's located now is right off the PanAm right at Austin Street. I'm sure that that would be a whole lot better spot for him than where he is at this time. I mean, as far as the city is concerned. It will give us a leeway to get in there and maybe straighten up the rest of the yards. We'll have something that the Chamber of Commerce can look at and say "This is what we'd like for you boys to do." Put some fences up and maybe give them a plaque and such as this and create an interest in improvement in that general area.

Dr. Nielsen: I understood you previously that you were not going to close, that you were going to expand your operation from the PanAm location.

Col. Bumpas: No. It's going to be closed and moved back to that area. That's why we want it, to close PanAm and move out to this area.

Mr. Burke: Mr. Mayor, last week, my objection to granting this permit was on the basis that there was no provision for a public hearing. I think that we could reconsider this, and set a public hearing. This is an important issue and by a public hearing we give an opportunity for the residents of that area to be heard.

Mayor McAllister: Mr. Bumpas, we take this informally as a zoning case and send notice to property owners.

Mr. Walker: We can't consider it as a zoning case.

Mayor McAllister: But follow that procedure.

Mr. Walker: Yes. There is no reason why you cannot do that. First of all, let me explain that his permission, his request for permit is being made under the old established junkyard ordinance which does not make any provision for public hearing. However, Council can always, if they so decide, have a public hearing. Now, under your new zoning code, a public hearing is required. But, this property does not fall under that particular code and the one we have to go on, public hearing is not required.

Mayor McAllister: But it still does call for a Council approval.

Mr. Walker: It still calls for the Council to give a permit. Yes, sir.

Mr. Torres: Of course, our Council can, at its discretion, at any time, call a meeting of a number of citizens to seek their advice in these particular matters. I think Mr. Burke's idea is good.

Dr. Calderon: I would like to reiterate about last week with respect to this public hearing idea. I think that obviously the people, everyone, is against salvage yards. You don't have to ask anyone whether they are for or against salvage yards. This is a well-known conclusion. So, it just seems to me that we're going to face or at least take into a public survey of the people in the area insofar as salvage, we're going to be turning everyone down. I just feel like this would be the case. I just feel that this particular case, I for one, have not seen a map showing the various uses in the area, so that we in the Council can intelligently evaluate the request based on the use of the area and we give you relief where relief is desirable.

Mayor McAllister: Col., you've made your point to the Council. Let me just say to you that we'll ask the staff to give us information. We'll ask Mr. Lawrence to get in touch with the residential property owners across the street in that block and see what their feeling is about it.

380

Col. Bumpas: I might like to add that 85% of that area is junkyards within a 6- or 8-block area there.

Mr. Torres: That's the point I was trying to make about this when I spoke of oversaturation--that you have so many there already.

Col. Bumpas: This would improve what we have and possibly get the whole business straightened up. That was my general interest. As a real estate broker I would like to see that whole area straightened. When I bring a friend into San Antonio, I try to keep him out of Somerset Road because it is a foul-looking spot. I think we can improve it by getting this type of thing into it. I am interested in taking care of this man that I have a contract with. His commitment was to sell because it was L and the man purchased it on that basis.

Mr. Burke: Mr. Mayor, I would like to make a motion that the Council set a public hearing on this matter and reconsider this permit that was denied last week.

Mr. James: I would like to second this also, on the basis that I think this would concretize and polarize our thinking.

Mayor McAllister: The motion has been made and seconded. Call the roll.

On roll call vote, the motion prevailed by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Hill, Torres; NAYS: Trevino.
69-23 Police and Firemen's Pension Board

Mayor McAllister: To the members of the Council, we have a vacancy on the Police and Firemen's Pension Board. The members of the Council who have been serving were Mr. Gatti, Dr. Calderon, and myself. Mr. Gatti, no longer being a member of the Council, left a vacancy. I think it would be proper for the Council to fill the vacancy at this time. They meet once a month, the last Tuesday of the month.

Dr. Calderon: I would like to recommend Mr. Hill as a replacement for Mr. Gatti. I think Mr. Hill certainly has a lot of spirit behind him that I think could be used as an asset to the Board. So, I personally would move that we appoint Mr. Hill as a replacement for Mr. Gatti, and he has the time.

Mayor McAllister: Mr. Hill, will you be willing to serve?

Mr. Hill: Yes, sir. I will.

Mr. Torres: I hadn't realized that we were going to take action on this today. Can we wait until next week?

Mayor McAllister stated that the Council was agreeable to this postponement and action will be delayed until next week.

69-23 Discussion of Priority Items

Mr. James: Last week in our informal session, we had Dr. Ross to brief us on this East Side Health Clinic. It is my understanding that there was an informal opinion of the Council that we would make application for these federal funds. To get this East Side Health Clinic in motion, there was to be an ordinance this week to this effect. I haven't seen it anywhere on the Agenda so I would like to raise it.

Mr. Henckel: A resolution and ordinance has been prepared. The City Clerk has it.

Mayor McAllister: However, let me say this to you. Not speaking in opposition to the case at all, to the informal action that was taken, I feel that we should give some pretty careful consideration to which of these claims on what little surplus money will be available. It should be recognized and honored. Mr. Henckel has heard the statement on what the income from the sales tax is. If you would like to have a discussion at the present time, we can. On the other hand, if you would like to take that report with you and be better prepared to determine which in your opinion of the priorities that demand first attention, all well and good. If you would like to have Mr. Henckel explain it now, you can do so.

Mrs. Cockrell: Mr Mayor, there is a little planned procedure here. Last week there were 5 or 6 members, at least, of the City Council who were present in the informal session at the time this was agreed to informally. It is my recollection of the action that the Council instructed the City Manager to place this item on the Agenda today for formal action. Therefore, I am quite surprised that it is not on the Agenda.

Mayor McAllister: I learned that that was to be done. I suggested to the City Manager, without any prejudice against this proposition, that he prepare a full statement for us of the income and the expenditures that have been authorized by the Council already. Now, if the Council wants to act on it at the present time, I have no objection to it. I should certainly think they would want to have a full explanation of our present fiscal situation before we act.

Dr. Calderon: Let me say that my position last week in respect to discussion that we are having now. Number 1, there would be some Hill-Burton funds available for that. We had a deadline to meet at the end of this month. We would have to submit certification. It was agreed, all of us felt that

282

there was certainly a dire need for a health clinic on the east side. There is an obvious need for it. The only thing that came up that some one discussed was this question of coordination of health facilities. We asked that Dr. Ross as to any counseling between health center and we were talking about medical societies in a proposal, whether there was to be or if there was a conflict in services to be rendered. Frankly, to this day, I'm not sure what his answer was. Whether they're two distinct operations or whether there is some overlap or a lot of overlap. This question of coordination is given an important item here. I see that in our proceeding to ask for this, apply for this money, so long that we should at the same time take steps to be sure that there is no overlap. There should be coordination on our part and the part of the medical society's proposal.

Mr. James: Well, we're in agreement with that Dr. We don't want any overlapping. We have a deadline to meet and priorities. It's a matter of first things first. Now we can go into the matter of coordination, whenever the County decides to play ball. But I think we've got a responsibility to meet a deadline that we can't wait on.

Mayor McAllister: Mrs. Cockrell, is the deadline the end of this month?

Mrs. Cockrell: Yes, sir. It is. The application has to be completed and submitted, I believe it is, to the State Board of Health prior to the end of this month. The procedure is that the Hill-Burton Fund or the federal funds are made available to the State through the State Board of Health. Then, all of the applications which have been submitted to the State Board of Health are evaluated by them. But the deadline for submitting it is the end of this month. Therefore, all of our paperwork, everything, has to be complete and in the office. This is something that we considered, I know, a year and even longer and put off because we weren't able to go ahead at that time. It is a very urgent item and one that I feel needs to be handled.

Mayor McAllister: Would the Council like to have Mr. Henckel go over this report? Proceed Mr. Henckel.

Mr. Henckel: This is a status report on the sales tax revenue, additional revenue from HemisFair Plaza, appropriations to the budget, outstanding commitments, and a priority schedule of immediate needs. Sales tax revenue received to date for three quarters has been \$6,317,389. Our estimate for the last quarter is \$1,500,000, which would give us a total receivable from sales tax of \$7,817,389.33. Our budget estimate was \$5,250,000 which will give us surplus funds from sales tax in the amount of \$2,567,389.33. Revenue from HemisFair Plaza which was not budgeted is expected and estimated to be \$300,000 in this fiscal year. This will cover our operation from October 6 through July 31. This gives us total funds available of \$2,867,389.33. Against that we have

appropriated by amendments to the budget, items not budgeted, nine items totaling \$1,601,800. Taking the amount appropriated from the surplus, from the sales tax, leaves us a balance of \$1,265,589.33. We have committed five items listed under Priority A in the amount of \$812,200 which leaves us a total balance of funds remaining to be appropriated \$453,389.33. Priority B lists items that need immediate attention. Number 1 on the priority is \$300,000 for right of way of the North Expressway. Number 2 is the replacement of 1,600 parking meters with the new vandal-proof meter. This is the amount of \$125,000. The East Side Health Clinic is there in the amount of \$150,000. Building repairs that will be necessary in HemisFair Plaza, most of it is roofing of modules, the lake facilities and an item of roof repairs for the Municipal Auditorium. So, in that priority listing we have a total immediate need of \$635,000 and we have \$453,000 to use.

Mr. Torres: Let me just stop you here, Jerry. Go back to Priority A, Number 2, there. When we authorized that Tower Bonus Ticket Redemption of \$256,200.

Mr. Henckel: This would be the repayment to the Tower Fund on the sale of the furniture that we have received, personal property, from HemisFair that has been distributed to City departments.

Mr. Torres: I thought that was going to be taken from each department's budget and then applied to the bond for whatever furniture that department . . .

Mr. Henckel: Yes sir. It is. But we have to supplement the budget of each department because the funds were not budgeted. What we are doing, in essence, we take the money out of the General Fund and supplement each department's budget so that they can pay for the furniture that we received from HemisFair. We are paying for it twice.

Mr. Torres: What we're paying, that was not the intent as I understood it. I understood that each department budget that received furniture had funds available and this is the criteria that we were going to follow in putting the money back into the Tower bond fund. Then we've just made a book transfer to justify transferring our own General Fund money into the Tower Bond Fund money and still doesn't explain why this money was spent during the course of the period. I certainly don't think the idea was to take General Fund money and apply it directly to the Tower Bond Fund money. What is the sense then, of having provided each department, turn around and apply it to the Tower Bond Fund? Of course, perhaps this is an explanation that I asked of the Mayor last November, and I still think an explanation from you Mr. Mayor, I indicated several months ago and now reiterate that I felt like that was a trust. Our committee had studied that and here we're suffering to the tune of \$256,000 out of this money which should be coming from another source. Specifically from either the HemisFair

284

Executive Board, and it was never decided what action was going to be taken to obtain this money, but I'm real disappointed at the way the thing has turned out.

Mrs. Cockrell: Mr. Mayor, I would like to say, too, I think that some of the points Mr. Torres has made, specifically in reference to the transfer of funds from the General Fund to the Tower Fund represent my thinking, also. I thought that that amount we took in the furniture and the personal property excess were to be liquidated and that the cash was to be put into this Fund until that amount was taken care of. Now, then, by liquidated, anything that any of our departments needed and that was in their regular departmental budget, certainly that they would have the first option of buying at the listed price. But simply to take a general transfer of funds from the General account to the Tower Fund was not what I anticipated or understood. I think if we have the property that is still to be sold that that revenue should go into the Tower fund. I did not realize that we were going to have to, at a later date, appropriate money to the departments to pay for the furniture which was simply distributed, very generously it appeared to me, without any plan being brought to the Council.

Mayor McAllister: If we don't make a contribution, I mean, we don't make an authorization, how are the departments going to pay for the furniture that they get?

Mrs. Cockrell: It seems to me that they would have planned in their capital improvements to buy typewriters and other items that they needed. That was the way I understood it.

Dr. Calderon: It is obvious that budgets of the various departments had no provision that was made at the time of the adoption of the budget last August to allow for purchase of X amount, you know, well, furniture. So this is a movement that took place in the interim period of the actual operation of the City. Obviously, no department had any money then to be able to pay for the furniture that was being provided them.

Mr. Henckel: I would like to point out that the departments that did have furniture and equipment budgeted, that those funds were used. This is not the total amount and that we still have this furniture and if the Council desires, that we sell all of it, we can certainly do that. But, regardless of whether the City departments use it or whether we sell it outside, cash money has to be received for this furniture.

Mayor McAllister: Mr. Henckel, as I understand it, we received the furniture to a value, we would have to say, in excess of \$256,000. You have charged that furniture with \$256,000 and this is the cash that's replacing it, putting it back into the Fund, into the General Fund. If Mr. Taylor's department, for instance, had \$500 included for furniture purchase during the course of the fiscal year, they have received and accepted some of this furniture to that value and their account is charged for that \$500 and this is credited. Is that not right?

Mr. Henckel: Yes, sir. Whatever they received is charged to them. I want to clarify one point that the Council committee that met with the HemisFair Executive staff agreed that we would receive personal property from the Fair at a determined valuation. This was not the market value. The amount the City credited to the HemisFair against the debt owed the City was the amount in this agreement. The amount charged to the departments per item is the amount that was agreed upon. If this furniture is to be sold, we will not get anywhere near this amount. This is the full amount.

Mr. James: Mr. Mayor, this is a very impressive list of priority items. There's no doubt about that. But, it seems to me there is no priority greater than the concern for the health of the citizens. It seems to me to be top priority. In view of, in spite of this impressive list of priority items, it seems to me that in view of the deadline we have and our commitment about this East Side Health Clinic, we ought to go ahead and get this off dead center and get our proposal in so that it can be considered.

Mr. Torres: Let me, if I may, Mr. Mayor, go back to this item that we were discussing. I recognize that we initiated discussion with comments on the east side health facility, but there still is this matter of the debt, Mr. Henckel. How much of a deficit are we saying then, is there as far as what is due to the City of San Antonio.

Mr. Henckel: In my opinion, the total amount received will not satisfy the City's debt. And there was a priority list in the agreement made with the City as to who was to have first priority on all of the furniture and fixtures and that if at the time the transfer was made any was left over, then the City Water Board would have the second priority. As I told you last week, we are preparing for a sale on the clothing, prepare a sale on the balance of the property that's remaining. If the Council desires, we can put all of the furniture up for sale to try to convert it to cash and get as much as we can. It is our opinion that the Tower Ticket Fund should be redeemed first, in cash, that this Fund should be reimbursed. So, whether it be done from the sale of the furniture, or whether it be done from the General Fund as we have done here by charging to the departments is a point that I would like to clarify. Last week, at the informal session, I was asked if we had funds available for the East Side Health Clinic, and I said we did. It's a question of the Council determining the priority of the items that are needed. The Manager is not submitting a priority list to you as a recommendation. It's your determination to select which items you want to spend the money on. This is the reason I did not place the item on the Agenda. I had the item prepared. Whatever the Council's desires are, this is the way it will be.

Mr. Trevino: Mr. Mayor, do you have an ordinance ready on this? Can we have the ordinance read?

286

Mayor McAllister: Yes, well, I think that the point is raised here. I know we can discuss it.

Mr. Torres: I see the Mayor's apprehension over this going into this ordinance on the East Side Health Clinic, because, of course, unfortunately, I didn't make the meeting last Thursday, but I feel I know what transpired at the informal session. There are still some questions. The Bexar County Hospital, let's take for example. Aren't they the ones that placed the application for the Hill-Burton fund item?

Mrs. Cockrell: Originally the medical school made application in conjunction with the hospital district, I believe it was, for an east side comprehensive health care center which is a different kind of a health care center. This application became solved, and then now it is being reviewed on a broader basis with a number of agencies participating. That is so it was originally for a comprehensive health care center. Now the difference between that and a public health center is that the public health center deals primarily in five areas of care with preventive medicine and in the relationship between this center and the other center. This center will provide all of the preventive care maintenance services that would be rendered by our public health department, and then if the other center is approved at a later time, very likely it would be built close to, or adjacent to, our public health facility and those cases that go beyond the preventive medicine that need comprehensive medical care could then be referred to the other center. Both appear to be needed. And so this is one that the Public Health Department has had on its list of priority items for quite some time. There have been efforts earlier to get it going and for problems of financing, we have not been able to do it. The deadline for the applications is the end of this month.

Mr. Torres: Well, of course, I'm just as anxious, as I'm sure the rest of the Council is, to get into this and I think the idea of the East Side Health Center is fascinating, especially if we're thinking in terms of setting up one in each area. . . . have our projections with that goal in mind. But I do think that, number 1, that we haven't obtained all the data that's necessary to determine whether we can obtain contribution from some of the other agencies whether we have really thoroughly coordinated our efforts with these other agencies, like the Bexar County Hospital District. Number 3, there was another question I had in mind with reference to this proposed multi-service center and to what extent they are going into the medical health field.

Mrs. Cockrell: There were two multi-service centers that were proposed and that were authorized by the Council, you recall, on the East side.

Mr. Torres: The fourth item I had in mind was the fact that the Bexar County Hospital District has made an application under the Mental Health Care Act and I would not

want to see us here, at this time when we're talking about coordinating City-County trying to solve our joint programs but saving economy, say, have one agency with the use of federal funds like the Bexar County Hospital District come out here and set up a mental health care facility and have us go out here and establish this East Side Health Center and then turn around and say we have a multi-service center on the East side. Then, have a fourth agency, the hospital-medical group, come up and establish another agency. I think, that before we really get into this, we are going to make mistakes in forming, at least we ought to be provided with answers whether if we approve this this morning, are we still committed in the future from coordinating our efforts with all the other agencies.

Mayor McAllister: If I can interrupt you, just a moment. Dr. Ross is here. Dr. Ross, you've heard the explanation that some of the members were not present at the informal discussion. Would you briefly summarize the situation.

Dr. Ross: I hope I can clarify the situation rather than further confuse it because you realize I get confused also at times, when listening to these subjects. I am involved with all of the groups that are doing planning. I have been and am at the present time. In reference to the points raised by Mr. Torres, I think these are very good, and they're points of concern as the Board of Trustees for Mental Health and Mental Retardation have gone through their planning. I have been assured at these sessions that the preventive aspects, the follow-up aspects, of public health will not be duplicated or fragmented, but that in developing this program that these will be under contract services with the metropolitan health district. There are two catchment areas, one on the northwest and I believe the other is on the southwest being planned by the hospital district, which has since decided that they would get into the provision of mental health services. Now, when we speak of the catchment area in mental health-mental retardation, it sounds as though there will be one tremendous large center under which a huge number of services will be provided. But, this is not actually the concept the Board has, nor is it the concept that is coming down in state and local. The so-called catchment area or mental health center is a nebulous term applying to the utilization of community resources through contractual services. This maybe in the outpatient department. For instance, in the northwest catchment basin where outpatient services of certain types are provided at the new Bexar County Teaching Hospital, and through contractual arrangements beyond the capacity of that hospital for those requiring hospitalization, they overflow going to the State Mental Hospital in the southeast section of the city. The provisions of activities by the community guidance center would not be duplicated, but this would be a part of this so-called center, or catchment basin, through contractual arrangements. Mental health is handled as a separate entity and is more or less developing along the same lines as mental health. We have already entered into

contractual arrangement with the Board of Trustees for Mental Health and Mental Retardation to provide the same type of services, but specifically in the area of mental retardation. In both of the budget conferences, or the grant applications submitted by the Bexar County Hospital District for federal funding of the mental catchment basins, I have been involved in those sessions. There is agreement among us that they will go a step at a time and that tentatively they would include funds in their application for the second catchment basin whereby they would contract for our portion of the services. Now I hope this will clarify. There is close cooperation.

Mr. James: Specifically rename for us, Dr. Ross, the five definite categories that you will be involved with in this East Side Health Clinic.

Dr. Ross: Well, I believe you're talking about our type of personal health services to be provided. These are in conjunction with our basic objective of promoting health of people and keeping them well. This deals, first of all with the well-child conference type of activity. Secondly, with the prenatal clinic type of activity which also goes on into the postnatal examination phase of this. Thirdly, adult health conferences. This is a term which could be converted and said to be a follow-up or the case finding in reference to chronic diseases. We prefer to call it adult health as this is really more appropriate. Fourth would be the provision for immunizations against those diseases for which there are vaccines. In order that individuals who cannot afford to get them from their private physician can get them. This is accepted procedure. The fifth would be the provision of dental health. Here we are involved with the dental society in two phases of the program, both of which are coordinated by our own full-time dentist Dr. Garry. The two phases are number 1 a rotating type of service in the community by members of the society on a voluntary basis and the other is where we are providing our operating clinic sessions in locations that have clinic facilities, dental clinic facilities, with provisions of paying dentists on a fee-for-service base. The two being hand in hand and coordinated at the desires of the society by the Department.

Mayor McAllister: Dr. Ross, the cost, the expense of operating the department or that facility would rest entirely with the City plus the donations of medical services.

Dr. Ross: The operations would become a part of the overall operations. Where I say it would rest with the City, this would come back into the agreement of our current operations whereby you already have an agreement in creation of the health district. These operational costs are totaled up in accordance with the formula that the agreement with the County has. The County is billed. The package of the facility at the, on the east side would merely . . . You start as an infant and crawl before you begin running. There would be the physical move of personnel we now have located at headquarters, but who are working in that area to that area so that they are closer to their area of work. This would involve not

only the area of public health nursing, which is the health services type of delivery, but would also include the other aspect which we classify as enforcement arm, the environmental sanitation wing. This is the way we would start and then you would have to expand so that this becomes a full-time operation. There would be a minimal operational staff because I do feel that this should be open every day as headquarters is open.

Mr. Trevino: Aside from the fact that obviously this would be a large one, how much do you , how many different services do they have compared to the one we have on Zarzamora, Zarzamora Service Center?

Dr. Ross: The Service Center is the only City-owned facility where we are operating any clinics, I believe in our services area. We have no dental clinic in operation there at the present time. As far as personal health services are concerned, it would practically be identical except the facility would be open 8 hours a day. It would be a little larger.

Mr. Trevino: Would this be another branch of our metropolitan health operation?

Dr. Ross: The other which is what we classify as a satellite-type operation, Mr. Trevino, as the Zarzamora.

Mr. Henckel: I want to point out this is a 50% grant for facilities and equipment. Is that right?

Dr. Ross: Yes, I have to say that we do have multiple sources of funding. We have a local source of funding and aid is also received through the State Health Department, not in the form of money, but in the form of physicians. This totals somewhere in the neighborhood of around \$325,000 if my memory serves me correctly. This is most primarily professional personnel who are nurses. It does include the salary for the Deputy Director of Health, laboratory technicians; there may be one or two clerks on there, but primarily professional personnel.

Mr. Torres: Well, this \$150,000 is a building cost, then?

Dr. Ross: This would be local cost for the facility which would be a branch of the main office, \$300,000 including land and architectural fees, etc.

Mr. Torres: The additional expense on our annual budget would be how much?

Dr. Ross: This we have not projected until we get to it. But, I can tell you, you have to crawl before you run, we'd move personnel that we have now. I would perhaps be able to project to you that there would be at least two clerks that would have to be added. There would, of necessity

be some maintenance figures. But, at this time, I do not have an operating budget. As we discussed before the task would be--you have the building and then you know how you are going to operate it. If we are going to keep it open as I would strongly recommend, then we would need to have at least two clerks there on a full-time basis and maintenance costs. There is no doubt, we'd have to expand our staff.

Dr. Nielsen: Dr. Ross, if the plan, the east side planning grant had gone through and you would have been involved, the hospital district, and medical school and so on, would you, if that were under way at the moment, be recommending this similar operation or not at this time?

Dr. Ross: Dr. Nielsen, I would have to say yes to that. This plan was known to the medical school at the time they came up with that and in their original document, and they have revised this a lot of times, but they had this and pointed out what was contemplated by the San Antonio Metropolitan Health District and would be complementary and supplemental to whatever facility they came out with from the other aspect.

Dr. Nielsen: Well, I'm all in favor of the service. My only question--\$150,000 investment for land and architectural fees, is there not some other way that we can go about achieving this without having this? I'd rather see that \$150,000 poured into personnel and people who deliver the services. Is there any way to achieve the same thing without having to spend that \$150,000?

Mr. Trevino: Do we have to supply any type of personnel? Do we have to take any action to see that the doctor or nurses that we're talking about, the one that you said you would recommend, this one in spite of the other one. Let's suppose the other one is built. Would the City have to take any action on that one?

Dr. Ross: Well, the building of the other one would not require action by the City, but I can see at this time if it were a hospital district function and they would take the action because they are dealing with two taxing entities--the City and the hospital district. The question would be that the coordination and the load they would throw on us indirectly. If we were going to help close the gaps of health needs in San Antonio, they will just point them out more than I have been able to point them out and show the need for our expansions that in order to give good health delivery--I'm talking about the total range of health delivery to our citizens. I would like to stress this point. There are gaps and we must recognize they're gaps and they are rather terrific. I've used the statement that although we have a sizable budget for the public health department here, if I were to consider meeting all the needs that I know we have, I would have to consider that our present budget represents about 30 to 33 1/3% of what would be needed and this is what I'm trying to say. We know there are gaps, but

I think this other facility will just point up more how acute they are and there will be need for coordination. There is coordination now. But, when you have gaps, how much actual implementation can you do?

Mayor McAllister: I just wanted to add this. I want the Council to see just what is being done, what is involved in it. As far as I'm concerned, I have no objection to the motion as presented. I would like to have you add a substitute or an amendment to the motion to the effect that the balance of the \$453,000 that's available be earmarked for the purchase of the right of way of the north expressway.

Mr. Henckel: The reason that I presented this report to you is to make you aware of the financial position insofar as the surplus funds. As Dr. Ross just stated, there are many needs in the health field. We have a list of items in excess of \$2 million of other needs that we've talked about just recently. This is why it was presented to you for your determination.

Mrs. Cockrell: May I ask one additional question. I see on the third page you have allocations from appropriated contingency amounting to \$522,000. It is my recollection that the appropriated contingency account was \$750,000. Now, there remains a balance, then of \$200,000. Is that correct? So this could come from that account or from this surplus on the sales tax revenue.

Mayor McAllister: We've got our contingency account down to a dangerously low balance right now. That's no money at all. That ought to be built up to a million dollars, at the very, very least.

Mrs. Cockrell: The contingency account, though, is different from surplus, isn't it. Like at the end of the year because that includes unappropriated balances from all accounts.

Dr. Nielsen: Why, Mr. Henckel, was the original appropriation something like \$60,000? Wherein did it go to \$150,000? Could somebody answer that?

Mr. Henckel: Last year when we were talking, we talking about a \$120,000 facility.

Dr. Nielsen: Which our part would have been \$60,000?

Mr. Henckel: Correct.

Dr. Ross: I think that what happened, Mr. Henckel, is the fact that somewhere along the line, the 50% figure got picked up as the total figure for the total cost of the facility and half of that came to that other figure. I have not been able to find out. I know that I have mentioned this to Mr. Henckel that I had seen this \$60,000 figure kicked around and I was wondering why. Because the correspondence shows it

was the same figure we have, \$150,250, half of what is estimated.

Mr. Torres: Look at the criteria for the size of building.

Dr. Ross: We can set it, sir. If you want to go to a million-dollar facility, you can. This is a small operating unit. And, as I indicated before, I have always said that this would go along with the concept of crawling before running and certainly I would hope that. I would want this so constructed that it could be expanded as needs indicate and not go to a large facility because at just a jumping-off point, even if we had funds to expand personnel to that point, I think we have to be realistic and recognize we have manpower recruitment problems.

Mr. Torres: Is it possible for two different agencies in San Antonio, under the law, to apply for Hill-Burton funds for this particular purpose, for the health clinic?

Dr. Ross: Yes. I would have to say yes on this because for a public health facility, they look to the local governmental bodies.

Dr. Calderon: Is there an ordinance or just a motion?

Mr. Henckel: We have a resolution and there is an appropriating ordinance.

Mr. Torres: Dr. Ross, do we have a proposed set of facility plans that has already been prepared?

Dr. Ross: No, sir. We are working with Planning on this and we have to push to get a specific schematic drawing of what is planned in a lot better shape than it was up to this point.

Mr. Torres: Where did you come with the cost of \$300,000?

Dr. Ross: This was a figure from Planning based on square footage. I don't recall what their figure was. It was somewhere in the neighborhood of \$20 a square foot. I believe this would take care of about a 5,000 square foot building. I'm trying to appropriate this. Now this is based on the building, the land figure was put in there and this is a total guess and what we have to pay for land. Planning felt that this was high, but felt that that should be the case. So the added could go into building.

Mr. Henckel: Does this include equipping the facility, also?

Dr. Ross: Yes, Mr. Henckel.

The Clerk read the following:

A RESOLUTION

AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE STATE DEPARTMENT OF PUBLIC HEALTH FOR A GRANT UNDER THE HILL-BURTON ACT IN ORDER TO CONSTRUCT A FACILITY TO BE KNOWN AS "EAST SIDE BRNACH OF THE SAN ANTONIO METROPOLITAN HEALTH DISTRICT."

* * * * *

AN ORDINANCE 37,493

APPROPRIATING THE SUM OF \$153,000.00 FROM THE UNAPPROPRIATED SURPLUS OF THE GENERAL FUND AND AUTHORIZING THE TRANSFER OF SAME TO SPECIAL PROJECTS ACCOUNT 99-10-02 (EAST SIDE BRANCH, SAN ANTONIO METROPOLITAN HEALTH DISTRICT).

* * * * *

Mr. James: I'd like to move the adoption of the resolution and ordinance.

The motion was seconded by Dr. Calderon.

Mayor McAllister: Okay. Any discussion? Call the roll.

The ordinance was passed and approved by the following vote: AYES: McAllister, Calderon, Burkem James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None.

Mayor McAllister: Now I should like to have some member of the Council move that the remainder of the funds available be held in reserve for purchase of right of way of the north expressway.

Dr. Calderon: I so move.

Mr. Hill: Second the motion.

Mayor McAllister: We have certain deals and we just have to go ahead with them. That's all there is to it. We've got \$300,000 and I want it earmarked for this particular purpose.

Dr. Nielsen: Could you share with us, Mr. Mayor, any recent conversations or any information you might have in regard to the situation?

Mayor McAllister: I'm sorry I can't comply with your request because the announcement has to come from Washington, any announcement that's made has to come from them.

Dr. Nielsen: Are you saying that one will be coming forth?

May 15, 1969

301
Mayor McAllister: Yes, I will say that one will be coming from Washington.

Dr. Nielsen: Yes, but I mean reasonably soon is what I'm asking.

Mayor McAllister: Yes, I expect it to be reasonably soon.

Mr. Torres: Mr. Mayor, you've met with the officials, at least that's what the newspaper said. I certainly think we could be apprised of what these conversations were.

Mayor McAllister: Well, I'll just say that the secretary lent a very interested ear to what was said, what was presented. He gave instructions to his legal department that all matters should be taken care of in the matter of not more than 30 days and that then he would make his announcement.

Mr. Torres: Which means that . . . what is the status of that law suit at the present time. Does that affect us at all, Jerry?

Mr. Henckel: Well, yes, sir, it could. The status of the law suit could determine the construction letting and as you know we have purchased right of way up to 410, and this will be 410 North. But, if the go ahead is given, it could be let in segments so that the additional right of way wouldn't be needed. And this is why I have submitted this item on the priority listing. Of course, the longer we wait to make the purchase, land costs continuously climb.

Mr. Torres: I realize that. I recognize that the land out there . . . owned by Mr. Zachry

Mr. Henckel: We've made that purchase already. We've already made that purchase, Mr. Torres. We've purchased that particular piece. The Council is aware we have spent in excess of a half of a million dollars more than the original estimates for right of way because of the delay in the north expressway.

Mr. Torres: Is there a freeze of any kind at all on the north expressway?

Mr. Henckel: I'm not that familiar with it, Mr. Torres, whether there's a freeze on funds or not. Do you know?

Mr. Walker: On federal money? I don't know, Pete.

Mayor McAllister: No further discussion. Call the roll.

On roll call vote, the motion prevailed by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill, Torres; NAYS: None.

Mr. Henckel: I would like to point out to the Council at this time that the next item on the priority list is one that I feel is very vital and that is the replacement of the parking meters. As you know, this money is pledged to the fire, police pension fund. Our meters are quite old. They're not vandal-proof, and we're just about in the position that if we do not replace them, we're going to have to supplement the pension fund. It would be good business to replace the meters, and I would like to point that out to you that should we have any additional surplus money that that item be given top priority as the next item.

Mrs. Cockrell: If we can get some of the HemisFair property sold, so that it could be credited against the Tower Ticket Redemption Account, that would release money for this purpose.

69-23

Commendation of Police Officer

Mayor McAllister: I'd like to say to the Council that I have a letter here from David Brown that I think is rather unusual, but still it's not the first one of its kind that I've had. The Mayor then read the following letter:

I wish to take this opportunity to relate an incident which occurred on Sunday afternoon the 20th day of April 1969 on Interstate 10, near the General Hudnell exit which involved several members of the San Antonio police force and my wife. She was returning with her mother from a Parents' Day at Texas Lutheran College where she was practically overcome as a result of some anti-biotics and pain pills prescribed for her by a U. S. Air Force surgeon at Hickam AF Base. She attempted to accelerate to the maximum speed, but was overtaken by a San Antonio police patrol car which instructed her to stop. She was accosted by an officer Steele who was most courteous as he stopped. He apparently sensed her physical condition and after clearing with his superiors, drove my wife and her mother to our residence at 222 Threadneedle Lane, Valley Hi without further incident. Your experience as a pharmacist, as well as mayor (I don't know where he got that), should give you full appreciation of this patrolman's service. In an atmosphere of unsupported allegations and innuendoes of police brutality, I would like to see this officer in the police department receive some official recognition for his selflessness and attention to duty in serving one of the citizens of our city, which in this case was my wife. Sincerely, David R. Brown, Colonel, USAF.

69-23

Introduction of Guest

I would also like to mention at this time that we have a guest with us today, Mrs. William M. Emory. Mrs. Emory, will you stand. Mrs. Emory is a trustee of Winnetka, Illinois. She's an attorney and also chairman of the public safety committee.

May 15, 1969

-31-

200

In other words, as a trustee she is a councilwoman. We are delighted to have you here with us, and we trust that you have meetings that flow along just as smoothly and easily as ours do.

Mr. Henckel: The only thing detrimental I can say about her is she happens to be my cousin!

Mayor McAllister: Well, I've reserved that.

Dr. Nielsen: Mr. Mayor, we have Mr. Dan Medina in the audience who I know would like to speak to us for a moment in regard to the situation of the food stamps or the suggestions that were made last week by Mr. Trevino.

Mayor McAllister: Just a second. Are there any other items of business?

Mr. Inselmann: Yes, sir. I have a couple. Number one is that we have a public hearing on the proposed annexation of 23.51 acres of land.

69-23 Mayor McAllister declared the hearing open on the annexation of 23.51 acres known as Rolling Ridge Subdivision, Unit 5.

Mr. Steve Taylor, Director of Planning, explained that this annexation was requested by Saunders-Trieschman Development Corporation.

No one spoke in opposition.

Mayor McAllister then declared the hearing closed.

69-23 The Clerk read the following resolution:

A RESOLUTION

RECOMMENDING TO THE GOVERNOR'S COMMITTEE ON LOCAL LAW ENFORCEMENT ASSISTANCE THAT CONSIDERATION BE GIVEN TO THE CONTINUANCE OF ITS PROGRAM FOR THE EDUCATION OF LOCAL LAW ENFORCEMENT PERSONNEL THROUGH THE SUMMER OF 1969.

* * * * *

Mr. Walker: Mr. Mayor, this involves a suggestion to the Governor's Committee on Law Enforcement Assistance with reference to the continuation of its present program now conducted at St. Mary's University. This, I think, is in itself a bit unique. This is one of the federally funded programs which the city taxpayers have not been called upon

May 15, 1969

to pay. What's involved here is the omnibus crime bill which provides funds for the education of policemen, law enforcement personnel, deputy sheriffs, investigators, attorneys in the criminal district attorney's office throughout the United States. At the present time, the fund provides only for the regular terms and not for summer school or special terms. The Governor's Committee on Law Enforcement Assistance, however, also has funds of its own and it is designed for funding through a summer session or summer term for this type of program. Now, at the present time--I got the request last night from the Criminal District Attorney of Bexar County advising me that the Commissioners' Court had already adopted such a resolution and asked if I would present a similar type of resolution to City Council for its consideration. Now, what is involved is simply this: The Governor's Committee has indicated to the Bexar County Commissioners that it, the Governor's Commission, is willing to fund its monies to continue this program which is already in existence through the summer session, and I think locally it's St. Mary's University which is being involved. At the present time, I am advised by the Chief of Police, we have 12 police officers undergoing this training. I do not know how many deputy sheriffs, nor do I know how many personnel of the Criminal District Attorney's office may be involved in it. I'm only familiar with our own personnel which is 12 police officers. Now this program doesn't cost the citizens of San Antonio a dime, which as I say, is unique. The Committee has indicated that, if a request, formal request, a resolution would be furnished to it by the Commissioners' Court, that it then would act on its own and fund the balance of this program here for the summer session. The Criminal District Attorney was of the opinion that it would strengthen the good will, perhaps, of the Commissioners Committee if San Antonio also thought it was a good program and should be continued assuming the funds are available. Now, all this does is recommend to the Governor's Commission, or Committee, to the effect that it would like to see the program continued, if there are funds available to it. Now, as I said before, it doesn't cost the City a dime.

Mayor McAllister: Call the roll.

On roll call vote, the resolution was passed and approved by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Hill, Torres; NAYS: None; ABSTAINING: Trevino.

69-23 Food Stamp Program

Dr. Nielsen: Mr. Medina, who has been waiting very patiently to say a few words regarding the AFDC cut and the situation at the moment.

Mr. Medina: Mr. Mayor, and members of the City Council: Did you recall that I was with you here a few days ago to tell you about the plight of some of the residents of our city? This morning I am coming on behalf of the National Association of Social Workers to sort of reinforce this plea

May 15, 1969

and we feel that the fact that you are trying to give us \$50,000 to help alleviate the situation that has been created by the cuts for the AFDC families, we would like at this point to reassure you that the need exists in our city. We need all of the help that you, who are in a position to be of help, can give to the people of your city. I would also like to suggest that I am quite sure that many of the agencies that are located here in town that are already involved in working with the poor people of our city that we would like to help in any way by offering the use of facilities or manpower or whatever is needed to carry this out.

Mr. Trevino: Would this be help with money?

Mr. Medina: Well, this is part of the need, because we have so many families that can't afford to pay the rent. Their money just doesn't last for the whole month. This is the big problem.

Mr. Trevino: Well, I wondered because I feel and I know that the community is feeling this way. I wanted you to bring it out. Mr. Mayor, I am not ready at this point to make a report on this because I have heard from the Council of Churches and I am waiting to hear from the United Fund. I am also waiting to hear from our Congressman and what he offers to do for us through the department. So, until I am ready . . . I feel I'll be ready at the end of the week.

Dr. Calderon: Let me ask. Have you got it, a written acceptance from the State Department on their efforts in trying to utilize their efforts in the emergency?

Mr. Trevino: This is what I'm waiting for from Washington. I haven't heard.

Mr. Torres: Of course, I spoke with Senator Bernal, as far as the State is concerned. You're the one who mentioned looking to supplementary sources. I think as far as the State is concerned, we've reached our limit on this. We can't expect anything more from the State. As far as the federal government is concerned, I think that you mentioned last week, Mr. Trevino, the two situations and the two contingencies or the two approaches that we could possibly take. One, declare San Antonio an emergency area; or two, petition the State to view the circumstances here as far as welfare is concerned and have a declaration of an emergency area. In that event, as I understood it, it was going to cost the City \$50,000. I think the only criteria, the only thing that has to be decided upon this morning, the only thing that you were going to come up with was what would these private agencies come up with in terms of their own contributions.

Mr. Trevino: Now, this is the point. You realize I have talked with representatives of both these agencies and they have to meet with their executive committees. Some of these people have been out of town. I got an answer from one of them, but the answer that I got seems to me that I would

have to contact the other or get from the other because they both will combine in order to offer monetary help. So I must wait for the other answer. No, in regard to what you said that the State is already overcommitted in this field, I don't think that in this field the State particularly has done anything in regard to financing the situation in San Antonio. It is the City and the County financing here in San Antonio. I know that. I have talked with the Senator, also. The situation is that there is just, either they don't have the funds or just can't do anything about it, or they're not going to do anything about it. So, I cannot give an exact report until I get all the information.

Dr. Nielsen: Well, Mr. Mayor, I would move that we authorize the City Manager to go ahead and set up the process whereby we are declared an emergency. We could be doing that in the meantime and make sure that this program that, as I understand from you, we can for \$2.50 or something receive \$60 some worth of food stamps.

Mr. Trevino: This you can't do, Dr. You must have the money, first, to do so.

Dr. Nielsen: Well, then I would move that we appropriate, or authorize, the Manager, to take the money, first up to \$50,000 which can be supplemented or substituted if we get these other commitments firmed up. But, if that's what it takes first, let's move that now. We've got an emergency. Another week just creates more of an emergency. The need is here. That's been verified.

Mayor McAllister: We have Mr. Trevino as a committee to study that. I don't think any member of the Council has a keener interest in the situation as Mr. Trevino. He's not ready yet to make his recommendations. I would say to you that I don't know that an emergency exists so far as San Antonio is concerned, and I don't know what would be involved if we declared the city an emergency.

Mr. Torres: Well, I don't know the second part. I do know we have an emergency. If there is any question about the fact, our Model Cities director, would I think attest to the fact we do have, we are confronted with a critical situation in San Antonio. In fact, it was Mr. Trevino himself who was aware that this was a critical situation in the community. He took upon himself this responsibility which I don't think that we want to make a political mileage out of the feelings and the needs of deprived people of this community. As long as we keep putting this off, this is what we're doing. I think that we are either going to get on the stick or get off the stick. I think that we're going to have to go along with what Dr. Nielsen has suggested. Come up with the declaration of this community being confronted with an emergency. Mr. Trevino came up last week with the facts that there are, I believe, 318 families that have been cut off from these welfare rolls, people who are unable to work, people who have no other means of support. Three thousand families in Bexar

May 15, 1969

-35-

County that have suffered welfare payment reductions along the same lines that was reported to the Council last week. I certainly think that the situation merits the full-time attention of our staff, Jerry. We have a Welfare Department. I think that the Welfare Department of the City should get on with this thing and give us all the information that we need. I would like to see the Council express its sincerity and its intent in accord with what has been with pronouncements that were made here last week and the week before. I don't think that we ought to give the people of this community the hope that they have ridden on and particularly the social workers. Taking Mr. Medina and Dr. Frank Pierce who have taken a great interest in this matter that they have. So, I'm going to second Dr. Nielsen's motion with an amendment, of course, Dr. Nielsen, that this be declared.

Mr. Trevino: Before I answer, let me say this. In the first place, I reported last week that Congressman Gonzalez tried to get this emergency thing for San Antonio, that the Department of Agriculture has two rural counties in the State of Carolina with this experimentation where the free food stamps are used. They felt that this was enough experimentation. They did not want to go into a larger area that he had asked for the use of an urban area as San Antonio for this experiment. The Department said that they had enough. They were not sure of the results as yet. Therefore, we can declare an emergency and it doesn't make any difference. We won't get any free stamps. Then, in the other event, if we were to ask for a special permit to purchase the minimum amount of stamps, the way it is right now, the way you can use it is that if the person has no income at all. Anybody that has any type of income that has been reduced to half, if they had \$100 and reduced to \$50, then, they will not come under this qualification. They will not be able to use it. You need a special permit for this and in order to get that permit, you have to assure them that you have the money to do so. If we don't have the money to do so, we can't apply for it, we can't ask for it.

Dr. Nielsen: It terms of whether we have the money, it is certainly a good investment. Would you not agree? It is a good investment, and we've got the money. Let me ask this for clarification. I believe you indicated a figure of \$92,000 of welfare deficit for the County because of the reduction in payments. Is that correct? Now, where does the \$50,000 figure come from?

Mr. Trevino: Well, the \$50,000 figure came about this way. It is figured that 3,000 families had their aid reduced. For 318 families, their aid was cut off completely. If you multiply this by a minimum of \$3 a month that would make it close to \$10,000 a month. Now, the \$10,000 for 5 months is \$50,000. That would give you in return much more than a \$92,000 deficit.

Dr. Nielsen: What you're saying in the case of those 318 families, they would qualify because they are getting nothing other than a \$1?

Mr. Trevino: They would not cut them off if they were not getting any income.

Dr. Nielsen: Now, they would not cut them off if they were getting no income?

Mr. Trevino: They wouldn't cut them off. The reason they cut them off is because they reduced the qualifications. You see, in other words, the person can make \$50 and still get aid. But if you make \$60, you cannot have it.

Dr. Nielsen: What I'm asking you then is--can any of these 318 families qualify for this \$2.50 investment whereby they get \$60 worth of food stamps.

Mr. Trevino: If we get this other provision, they might. I don't know. You have to weigh the fact that they have no income at all. They have to weigh that. I asked the Congressman and he's supposed to give me the answer. He hasn't.

Mayor McAllister: If it's agreeable to the Council, I would suggest that Mr. Trevino prepare a statement for us which can be delivered to the Council next week. We can then study it and be better informed. This argument, discussion, doesn't clarify the situation too much.

Mr. Torres: Mr. Mayor, I don't think Mr. Trevino has provided clarification. I think he's gotten the political mileage and whatnot out of this. I suggest that the report come from Mr. Bierschwale, since he is the man who conducts our welfare program.

Mr. Trevino: He is the man that provided the report to me, Mr. Torres.

Mr. Torres: Well then I would rather have it first hand have it from you.

Mr. Burke: Mr. Mayor, I move the motion be tabled for one week.

Mr. Trevino: Second the motion.

Mayor McAllister: Motion to table for one week. It is in order. No discussion.

On roll call vote, the motion to table prevailed by the following vote: AYES: McAllister, Calderon, Burke, James, Cockrell, Nielsen, Trevino, Hill; NAYS: Torres.

Dr. Calderon: I want to apologize. The thing that bothered me here is that you mentioned, Pete, last week that we have to reallocate. We have a crisis here and we have to look to and try to cope with it. This is fine. But, what I'm concerned is what other reality that can very well occur on

August 5. That is, if the people fail to approve this amendment, then the City would find itself with a commitment here. We would have to do one of two things. Either we continue it on an indefinite basis for the future or drop it. Now, if we drop it, what would be the consequences? It is very difficult to assume a responsibility on a temporary basis. Things just don't work out this way. Once you assume a responsibility, you're stuck with it. This is a reality I'm having to face. The State has a responsibility and we have our responsibility. We have certain commitments. I'm leery about assuming somebody else's responsibility. We have enough of our own. We're having a difficult time getting our responsibilities. This is merely my concern.

Mr. Torres: Well, I agree with Mr. Trevino's recommendation, pursuit of recommendations. Last week, not realizing of course, we had a shifting foundation before us. The point is moot, Dr. Calderon.

Mayor McAllister: Any other matters to be brought before us, Mr. Henckel?

Mr. Henckel: Not that I know of.

69-23

Citizens to be Heard

Mr. Quintanilla: My name is Alberto Quintanilla. I would like to bring something before the Council, I hope you can all agree. We have so many differences of opinion this morning. One is, since we do have a surplus in the City, why couldn't we use that surplus to let the children of San Antonio free, under 16 years of age, to all the City-owned swimming pools? To me, this would certainly be an investment in the future. This would be a sort of refund to the citizens that have already paid their sales tax. This is merely a proposal. I approached Mr. Trevino with this last week. I talked to Dr. Ford Nielsen. I talked to Mr. Pete Torres and I also talked to the Rev. James. I know that they know this is needed. As a matter of policy, I believe it was brought out last week what the fees are put on. I think this policy can be changed. I would like to see it done, if at all possible. Also, Mr. Dan Cook of the San Antonio Express wrote a column on the conditions of the facilities for recreation in the western part of San Antonio on October 27. I was so impressed with this that I saved it. I have some reproductions to refresh the memory that things are bad and conditions still can be improved. I would like to see you consider it. The millions of dollars being considered here. Some for parking meters, some for a roof, and things like that. I think the children of San Antonio, 16 years and under can benefit by a good program of swimming. Thank you.

Mr. Bill Doyle: I lost a zoning case about an hour ago. It is always hard to lose, but it is really hard to lose when you're right. I feel that I blew the whole thing really.

May 15, 1969

I mean this is my first time in zoning, my first time before the Council. Now, I've presented it to City Planning. Took it to the Planning Board which I assume are nine capable men. I guess you're all acquainted. They studied the entire matter. They voted 9 to 0 in my favor. The vote in the neighborhood at that time was 11 to 1 in favor of this. I went out, talked to all of them. When they found out I was going to build, they were all in favor, except one lady.

Mayor McAllister: You're talking about the case on French and Blanco Road?

Mr. Doyle: Right. With the Planning Board, which studied this in detail, unanimously passing it, I feel the only way you all could turn it down is if I didn't present the case to you all perfectly. In other words, we talked about poverty, old neighborhoods. This is the best way I can think to rejuvenate an old neighborhood. These are old, run-down apartments, I mean old duplexes. Free enterprise is building a convenience center. This is what it is, a convenience to these people. It gives them a place to shop, a place to wash their clothes, no cost to anyone. May be the best thing to happen to our neighborhood in years. I didn't go into the fact that the man across the street is running illegal garage. I can stand on that property and hit a valve grinding shop with a rock. I didn't think that was necessary. I thought the Planning Commission passed that, since you all appointed them, you ought to think their opinion was worth something. Anyway, I don't know if we can reopen this case or not. But I thought I owe that to myself, the lady who owns the property and then to the neighborhood to say something.

Mayor McAllister: Mr. Doyle, those operations may be there, they may be illegal and they may not be.

Mr. Doyle: The grinding shop is legal. The garage isn't. But, they're still there.

Mayor McAllister: I have no objection. You still haven't changed my opinion as far as that goes. If the Council cares to reopen it . . .

Dr. Calderon: I personally would not be in favor. I think the Council gave it due consideration.

Mayor McAllister: That was the vote for the property on the corner of, northwest intersection of, French and Blanco Road. And, it was property that was 140 or 150 by 140.

Mr. Doyle: I can't see why a Stop 'N Go Grocery, drive-in grocery and laundromat couldn't be something good for that neighborhood. These people are not living in luxury apartments where they have built-in laundromats. Most of these people don't even have washing machines.

Mayor McAllister: If anyone cares to make a motion to reopen, that's okay. I have no objection.

May 15, 1969

-39-

Mr. Torres: What is it that you did not present or make in your original presentation?

Mr. Doyle: I don't know. But I'm just so sure that I'm right. The City Planning commission thought I was right. I figured I must have done something wrong. They're experts, I assume, the zoning and planning. They unanimously passed it. So, I figured if I could sway one more person, we could overturn the vote.

Mr. Torres: So you say . . . You don't have any plans or anything, do you?

Mr. Doyle: I had them. I had the architect with me, but he did not bring them. He said that coming before the Council--this is routine. I find out now. This already is leased. We already have the lease for twenty years of the Stop 'N Go market which I think is the best drive-in grocery in San Antonio.

Mr. Torres: You're going to take quite a loss on this thing, right?

Mr. Doyle: No, sir. I don't take any loss. I just have an option on the property. If it doesn't pass zoning, I don't take a loss, but the neighborhood takes a loss. I think this is the best thing that could happen to it. The lady who owns the property is going to take a loss.

Dr. Nielsen: Where are the closest shopping facilities, Mr. Doyle?

Mr. Doyle: They must be six blocks away on Fredericksburg Road, four blocks further. There's no modern shopping facilities, no drive-in grocery within a mile of there.

Mayor McAllister: Okay, Mr. Doyle. There's no motion to reconsider. I'm sorry.

69-23 Petition of Texas Salvage Pool, Inc.

Dr. Svajda: Mr. Mayor, my name is Dr. Jerome Svajda. I am here just to present my problem. Just give me a ruling, enough sufficient so I'll know how to handle my problem. I also represent an automotive salvage pool. If you'll just hear me out for one second, I won't take too much of your time. I represent a corporation which three weeks ago leased a piece of land here in San Antonio. Perhaps we didn't use the proper approach. I went to the gentleman who had an ad in the paper advertising that his was zoned industrial, I-2 to be exact. Mr. Henry Roma was with me and he's present today. After I leased the property, I was getting ready to put a small building on it when I was informed by another citizen here, Mr. Hector Garza, that before I could place a small portable building there, I would have to get a Certificate of Occupancy from the City. When I got to the City office applying for that I hit a snag. I am now trying

to go to the proper place to get this approved. We have a problem. It's zoned I-2, in other words, for automobile salvage. I have a drawing of the area I'm in. Like I say, I don't know how far to pursue this.

Mr. Henckel: Mr. Mayor, maybe I could advise the gentleman. I think he has been advised by the staff. This is under the new zoning, I-2, and it requires a public hearing before the Planning Commission. This is where he has to take his application. The Council cannot act on it.

Dr. Svajda: I talked to Mr. Taylor yesterday. So, I was merely trying to figure out . . . Mr. Roma and I are both confused at this stage. He doesn't know what to do, and I don't either. That's where we are now. I was trying to get a ruling to see who goes where.

Mr. Henckel: Mr. Taylor will advise you as to what procedures are necessary to go before the Planning Commission. You must go before the Planning Commission.

Mr. Taylor: We would have to send out the normal notice, of course. It would probably be three weeks before they can get in. We have quite a backlog of applications.

Dr. Calderon: This proposed use would require a change in the zoning. Is this correct?

Dr. Svajda: No, sir. I see where it is zoned correctly. But, for some reason or other, I still am not able to pursue my ventures.

Mr. Henckel: Let me clarify. It is zoned properly, just as the other one that you had this morning. The difference being the other was the old zoning which required a permit from the Council. This is the new zoning which requires a public hearing before the Planning Commission.

69-23

Complaint of Las Palmas Town Council

Mr. Alejandro: Mayor McAllister and City Councilmen: My name is Eddie Alejandro and I am with the Las Palmas Town Council. It seems we've been talking a lot about poverty. This is the area that I come from. It is considered the poverty area of town. The reason I'm here today is because we don't think that you have to destroy a city in order to save it. We think this is what is happening to our area of town. As you well know, we have made presentations to the Council before as to our ideas on how to solve the problems that we have in the city of San Antonio with our area in particular. We brought up the suggestion that we felt that using capitalistic system of private enterprise that this city with this agency could take care of the problems without calling them Big Brother. We were never heard. Now, a lot of the abandoned shacks can be taken care of within the city of San Antonio. A lot of slum landlords can be corrected also with our health laws that we have. The thing that we are here

May 15, 1969

-41-

for now is that we have made suggestions such as the Mutual Project at Elmendorf Lake that we thought would bring in tourists into the area. We think that our problem is that there is no money coming into the area and I mean people buying. Money is going out to the north side and east side from our area. People have to go to Globe Shopping City, to the movies at WonderMart and at the Mall. We have to go to Atlantic Mills, FedMart and all over the area. Yet, people from the north side, east side, or south side will not come into our area to buy anything from us. This is a problem that we have right now. Our group met with members of the Chamber of Commerce. We joined the San Antonio Beautification to correct the image that we have of the area. Many people are afraid to go into the west side to buy because they say they couldn't take their children--they're liable to get hurt. Now, this is a lie. Our area is not that bad. Now, your model city, and I'll say "your" because I don't consider it part of ours, they decided that they would give San Antonio Light some information and they made some front-page Sunday and Monday news on how bad the area is--crooks, criminals, prostitutes, you name it and we've got it. Now, this does nothing but destroy the work that we have done in the past. We have tried to change the image. We have talked to private enterprise. We have gotten Mr. Carrera to knock down almost a half a block on Zarzamora and Guadalupe to make that available to private enterprise. We have got two businessmen to build a \$50,000 car wash on the corner of Zarzamora and Guadalupe. We were talking about building a dome shopping city in the area. Now, this thing the model city is doing, working from the negative, I would say, is hurting us real bad right now. All I want is for this City Council to help us, not to destroy us, but to help us build from the positive. Take what we have that is good and build from there, and not take what is bad and make it worse. Now, not all of us are that bad.

Something else happened. We went, as much as I hated to, because I don't agree with pickets and demonstrations, but it seems like this is all that is understood nowadays. I've been here now for five years. I went to picket for the first time in my life at Our Lady of the Lake College this Sunday and again we went last night. The good Sisters there told us that the Lady of the Lake College was a private institution, church-owned and that we had no business there. It happens that the Model Cities offices are there. Something happened yesterday, and I have a report from the Police Department. The security officer at Our Lady of the Lake College had a friend with him, I think it is his brother, with him in his security car, in the truck. He got out of his car and went into his own private car. He drove that car right straight at me. He almost ran over me. The Police Officer was there, Capt. Neaves, and he saw this. He went back later to get some people to find us. We were having a peaceful assembly, as I think we have a right to. Now, this is what I want also from the City Council is to remove Model Cities from that church-owned institution. This is a complete unity of state and church. I don't think we should have that.

May 15, 1969

If we have to go to a City agency, we have to go to a church-owned college and that is wrong. I think we should change it. I also would like, I don't know if it's a proper thing to say, but, you people on the Council are the ones that know what you have to do. But I don't think that your director at Model Cities has been doing a job. I think what he's pushing on, or what it seems to me is to build the area on a socialistic approach. I think that that would be a complete defeat of the city of San Antonio. We need to work on this capitalistic. We need to use the same system that Japan used to develop Japan. We can use it if we can all get together and work in that direction. That's all I have to say. Thank you.

Mr. Torres: Was any arrest . . . You got a Police report, Eddie, was any arrest made in conjunction with that?

Mr. Alejandro: No, he didn't make an arrest, but the gentleman that almost ran over me made a threat that he was going to go out and get some more people. And he made a threat on me that he would get each one of us individually. This is the man that was riding the security truck at Our Lady of the Lake College. I don't know if the Sisters did that or not.

Dr. Nielsen: It was not the security officer, was it?

Mr. Alejandro: It was the man that was riding with him in his truck. This is the thing. If they would get us individually. Now, again, I have not and never would act on violence. I don't agree with it. I think we have a right to peacefully assemble and to make protests such as I am making right now. We have worked hard. We went on a trip to Washington to see what we could do. We spent our own money, and I think that we need help, all the help we can get to build on the positive and not on the negative. This is all I have to say.

Mayor McAllister: Mr. Alejandro, was the incident that you're complaining about, specifically, did that occur on the Lady of the Lake College?

Mr. Alejandro: It occurred on the sidewalk, sir. It occurred on the city sidewalk. We were on the sidewalk. He took that car and came straight at me. It was the security people from the Lady of the Lake College.

HOME IMPROVEMENT ORDINANCE

69-23 Mr. Torres requested that the members of the Council be furnished with copies of his suggested Home Improvement Ordinance.

69-23 MINIMUM WAGE ORDINANCE

Councilman Torres also read the following suggested amendment to the Minimum Wage and requested the City Attorney to prepare an ordinance embodying the proposal contained therein.

May 15, 1969

-43-

"That no employer, as defined herein, shall employ any employee, as defined herein, for a workweek longer than forty hours, unless such employee receives compensation for his employment in excess of the hours above specified at a rate not less than one and one-half times the regular rate at which he is employed."

69-23 The Clerk read the following Petition Letter:

May 7, 1969

Honorable Mayor and Members of the City Council
City of San Antonio, Texas

Gentlemen and Madam:

The following petition was received in my office and forwarded to the City Manager for investigation and report to the City Council.

5-9-69 Petition of Texas Salvage Pool, Inc., requesting permission to establish an automobile salvage pool business at 2534 S. W. 35th Street, for the purpose of collecting and disposing of wrecked automobiles.

J. H. INSELMANN
City Clerk

69-23 There being no further business to come before the Council, the meeting adjourned.

A P P R O V E D:

M. Maunster
MAYOR

ATTEST:

J. H. Inselmann
CITY CLERK

May 15, 1969